

Lexington city, VA

County · VA · Virginia

BUYER'S MARKET

\$295K

MEDIAN SALE PRICE

-11.7%

1-YR CHANGE

45

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



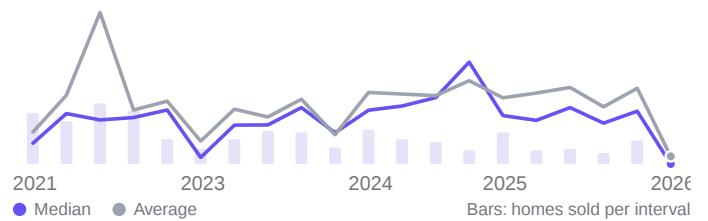
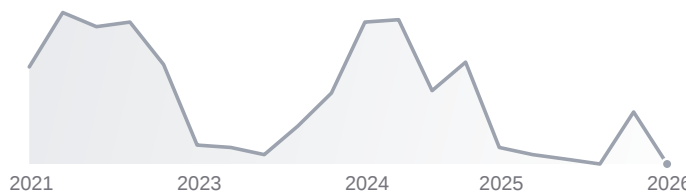
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$130K · Average \$160K

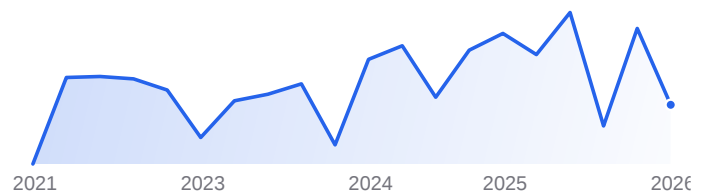
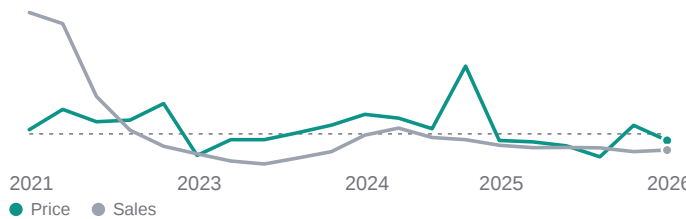


Growth (year over year)

Price -11.7% · Sales -28.6%

Price per square foot

\$169/ft²

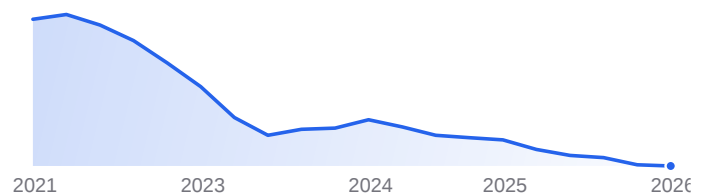
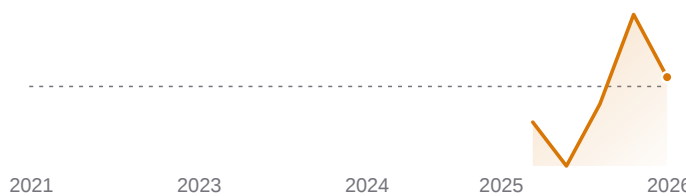


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

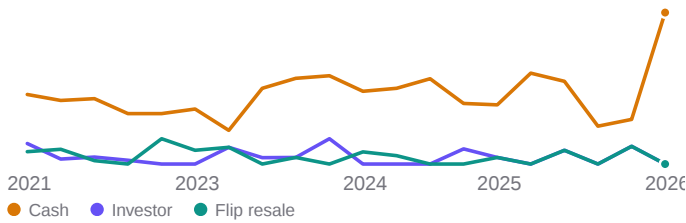
2.2%



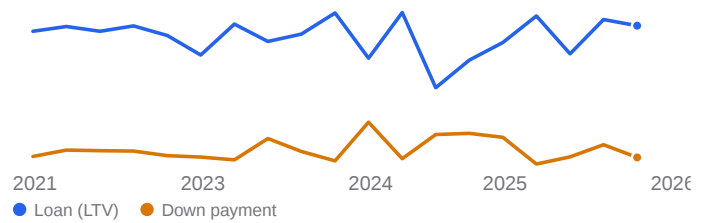
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

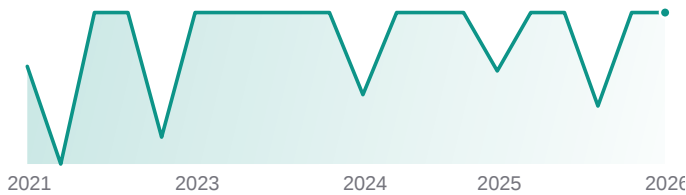


Financing (share of purchase price) Loan (LTV) 85% · Down payment 13%



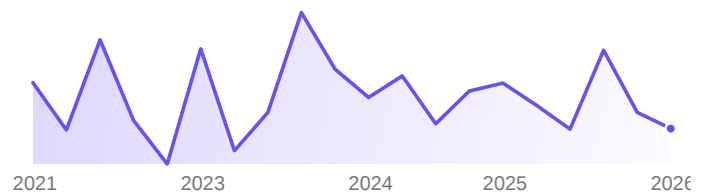
Sellers who sold at a gain

100%



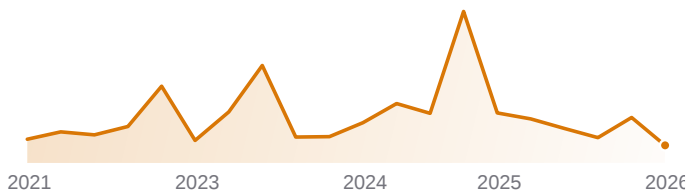
Typical hold before selling

3.0 yrs



Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	2,055
Median value (AVM)	\$333K
Median size	1,601 ft²
Median bedrooms	3
Median year built	1950
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.9%
Owner occupied	65%
Company owned	22%
Median loan-to-value	38%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	7,825
Density	3,131 / mi²
Median household income	\$85K
Average household income	\$87K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	51
Homes occupied	85%
Bachelor's or higher	30%
Poverty rate	8.3%
Unemployment	0.9%
Average temp	55°F
Annual precip	41 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.